

Embden Planning Board – September 14, 2023

Members present were Vice Chairman Myles Durkin, Ann Bridges and Randy Caldwell. Also present were CEO Terri Lamontagne, Aaron and Tracy Knapp, Steven Pennell and Jim Lord.

Prior to opening the meeting, the Secretary reported that due lack of a quorum the Board would not be able to take any action on the applications on the agenda. She apologized to those in attendance for any inconvenience this may have caused them.

The Vice Chairman addressed those in attendance and stated that their applications would be taken up at the continuation meeting to be held on September 21, 2023.

The secretary also reported that, at the request of the Chairman, she had delivered a proposed draft of the solar ordinance for their review. She also advised them that the moratorium expired in October, 2023. By motion the Selectmen extended the moratorium 90 days from September 7, 2023 (the date of their meeting) to review the ordinance, schedule a public hearing and special town meeting. The selectmen told the secretary that the amendment to the ESZO concerning the definition of a large dock will be done at the regular town meeting in March, 2024.

The minutes of the August, 2023 meeting were accepted as presented.

The CEO indicated that she had received a letter from Jeff Hagerty (Tax Map 26, Lot 5) that he was withdrawing his application for a building permit.

Since the Board did not have a quorum, it was voted to continue the meeting to September 21, 2023.

Present at the continuation meeting held on September 21, 2023 were Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg and Randy Caldwell. Also present was Terri Lamontagne, Jim Lord, Tracy Knapp, Beth-Ellen and Steven Pennell.

The Vice Chairman turned the meeting back to the Chairman Leo Mayo.

A motion was made and seconded to take the agenda out of order to review the applications for those citizens who are present.

Next on the agenda was an application from Aaron and Tracy Knapp to replace their existing 9' 8" x 30' permanent dock. A great deal of discussion followed. The Board noted that a DEP Permit by Rule was required along with an Army Corps of Engineers Permit. The Board asked for the numbers for these permits. Mrs. Knapp indicated that they had been approved but did not have any copies. She was also asked if her contractor was DEP

certified for shoreland zoning and what he planned to use for equipment; i.e., excavator, etc. as well as would he be installing a floating silt fence. Mrs. Knapp was unable to answer these questions. The Board advised her that they would require answers to these questions before issuing a permit to replace the permanent dock. She asked if they would be allowed to remove those boards that were rotting and falling in the lake. A motion was made by MD and seconded by AB to allow the Knapps to proceed with dismantling the dock prior to receiving a permit to reconstruct the dock and that before any permit would be issued to replace the dock, the Board would need a copy of the Army Corps of Engineers Permit with number; notification that their contractor was DEP certified; that they have a detailed plan of the project including floating silt fence and equipment to be used. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2911	Aaron Knapp	To allow to proceed with dismantling the dock prior to receiving permit to reconstruct dock; site review completed 07/01/23; 1022 East Shore Road; Tax Map 015, Lot 008		\$25.00	#231252-1
2914	Steven Pennell	To rehabilitate existing driveway approx. 287' in length; 150' HWM; to emplace 90 yds. gravel; site review completed 09/13/23; 1044 East Shore Road; Tax Map 015; Lot 013		\$25.00	#231622-1
2915	Anson Madison Water District	To replace existing cast iron pipeline with new pipeline from treatment plant to Embden Town line; 23035 feet of pipeline in length; soil erosion will be in place; use of coffer dams as required; Embden Pond Road		\$25.00	#231851-1
2916	Larry Witham	To rehabilitate existing gravel driveway with 144 cu. yds gravel; to be no closer than 75' from HWM; site review completed 09/13/23; 1847 Embden Pond Road; Tax Map 026, Lot 017		\$25.00	#231549-1
2917	Chester Hibbard	To construct 7' x 22' concrete slab under existing deck; 61' HWM; site review completed 09/13/23; 20Thistle Drive; Tax Map 014, Lot 019		\$25.00	#231539-1
2918	John Flynn	To construct 8' x 12' one story shed 12' high on posts; site review completed 09/13/23; 160 Forest Drive; Tax Map 010; Lot 016-004		\$25.00	#231604-1

Due to the late hour and several matters remaining on the agenda it was voted to continue the meeting to September 28, 2023 at 7 p.m.

Present at the continuation meeting held on September 28, 2023 were Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg and Randy Caldwell along with CEO Terri Lamontagne.

The secretary advised the Board that the Selectmen were having a work session on Tuesday, October 17, 2032 at 6 p.m. to review the town's fee schedule and that the Board was invited to attend.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2919	Tony Geneseo	To construct 52' x 36' 1 ½ story garage 24' high on concrete slab; site review completed 09/13/23; 34 Spring Hill Drive; Tax Map 010; Lot 020-012		\$25.00	#231541-1

Next on the agenda was an application from Michael MacLeod (4 Lakeview Drive; Tax Map 024, Lot 001-030; site review completed 09/07/23; TR#231877-1 - \$25.00) to correct water problem by tying into existing positive drain with perforated pipe and crushed stone. Questions asked during the discussion were what caused the problem and where was the water being channeled. A motion was made by AB and seconded by MD to table any action on the application more for detailed information of the project involved including a DEP Permit by Rule and to have Mr. MacLeod's DEP contractor give the Board details as to the exact work to be done. All were in favor.

The meeting was turned over to the Vice Chairman to discuss a permit issued to David Parmigiane in August. After the Board had made a motion to continue the meeting last week, the CEO gave the Board members a copy of the material that she had received from DEP in conjunction with Mr. Parmigiane's permit. Since the meeting had been continued, the Board couldn't take any action on the matter until tonight. A great detail of discussion followed after the Board had reviewed all this material. The CEO and secretary indicated that this matter has been discussed with the town's attorney. He advised the Board that Permit #2913 issued on August 17, 2023 be rescinded and a "corrected" permit be issued "contingent upon DEP approval". A motion was made by RC and seconded by KB to rescind Permit #2913 issued 08/17/23 to David Parmigiane. All were in favor. Another motion was made by RC and seconded by AB to table any further action on this application until Mr. Parmigiane has received approval from DEP for a Permit By Rule. All were in favor. Leo Mayo, contactor for Mr. Parmigiane asked that the Board send a letter to Mr. Parmigiane.

There being no further business to come before the Board, it was voted to adjourn.
Adjourned at 8:10 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary